

**DEVELOPMENT AUTHORITY OF CLAYTON COUNTY,
REDEVELOPMENT AUTHORITY OF CLAYTON COUNTY,
AND
URBAN REDEVELOPMENT AGENCY OF CLAYTON COUNTY**

MINUTES OF REGULAR SESSION MEETING

TUESDAY, DECEMBER 10, 2019

The regular session meeting of the Development Authority of Clayton County, Redevelopment Authority of Clayton County, and Urban Redevelopment Agency of Clayton County was held on Tuesday, December 10, 2019, at 6:00 p.m., in the Arbor Hall Auditorium, Clayton State University, 5823 Trammell Road, Morrow, Georgia.

Members present at the meeting were Eldrin Bell, Chairman; Larry Vincent, Vice-Chair; Herman Andrews, Secretary/Treasurer; Regina Deloach (arrived 6:08 p.m.), Assistant Secretary/Treasurer; Michael Edmondson (departed 8:15 p.m.); Sylvester Ford; Tim Gilrane; Helen McSwain; and Jean-Claude Bourget. Also present were Authority counsel, M. Michelle Youngblood; Khalfani Stephens, Executive Director; Erica Rocker-Willis, Senior Business Development Manager; and members of the public.

Call to Order and Welcome of Guests

Chairman Bell called the meeting to order at 6:00 p.m. and welcomed the guests.

Approval of Agenda

Chairman Bell presented the agenda and inquired as to whether there were any additions, changes, or deletions. Khalfani Stephens noted that the applicant for bond financing, Survarna, LLC, had asked for the matter to be tabled until the next meeting. After a general discussion, upon motion by Michael Edmondson, seconded by Helen McSwain, it was unanimously:

RESOLVED: To leave the matter on the agenda and the agenda be approved as presented.

Approval of Minutes

Chairman Bell presented the minutes of the November 12, 2019 regular and executive session meetings and December 3, 2019 special called meeting (open and executive sessions) After a general discussion, upon motion by Tim Gilrane, seconded by Larry Vincent, it was unanimously:

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RESOLVED: That the minutes of the November 12, 2019 regular and executive session meetings and December 3, 2019 special called meeting (open and executive sessions) be approved as presented. (Vote 5-1-0; Michael Edmondson abstained).

Approval of Treasurer's Report

(Regina Deloach arrived 6:08 p.m.) Herman Andrews presented the Treasurer's report. He reported that the operating account began the month of November with an opening balance of \$4,862,798.28, and ended the month with a balance of \$5,900,026.11. The loan account opened the month with a beginning balance of \$500,000.55, and ended the month with a balance of \$500,016.99, due to interest. After a general discussion, upon motion by Larry Vincent, seconded by Sylvester Ford, it was unanimously:

RESOLVED: That the Treasurer's report be approved as presented.

Project Update

Khalfani Stephens presented the 2019 year in review. His office made over 14 proposals to various companies to locate in Clayton County, resulting in \$121 million in new investment and 400 jobs announced, with an average wage of \$50,000/year. The sale of the property at 5937 Highway 42 will result in 9 new jobs, which pay over \$20/hour.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

1. 2020 Budget

Khalfani Stephens presented the proposed 2020 budget. He reported that the proposed budget includes sponsorship of one marquee event, which will include a speaking role for the Authority. It also includes the cost of revamping the Authority's website (\$26,200.00) and training for Authority members (\$10,000.00). Tim Gilrane moved to approve the budget as presented, seconded by Larry Vincent. Sylvester Ford moved to amend the proposed budget to increase the line item for training from \$10,000.00 to \$27,000.00 (\$3,000.00 per member). After a general discussion, it was unanimously:

RESOLVED: That the motion to amend failed.

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Several Board members expressed confusion about the vote, and Regina Deloach moved to reconsider the motion to amend the proposed budget, seconded by Jean-Claude Bourget. After a general discussion, it was:

RESOLVED: That the motion to reconsider failed. Vote (4-0-5; Eldrin Bell, Larry Vincent, Herman Andrews, Helen McSwain, Tim Gilrane opposed.)

Herman Andrews moved to approve the budget as presented, seconded by Eldrin Bell. After a general discussion, it was:

RESOLVED: That the budget be approved as presented. (Vote 6-0-3; Sylvester Ford, Regina Deloach, and Michael Edmondson opposed.)

2. Forgivable Loan Request – Legends Food

Mr. Stephens reported that Legends Food had made a request for a forgivable loan, but the information had just been received, and he had not had time to review it. The matter was tabled for further review. After a general discussion, upon motion by Tim Gilrane, seconded by Herman Andrews, it was:

RESOLVED: That the matter be tabled for further review. (Vote 8-0-1; Sylvester Ford opposed).

3. Bylaws Amendment

Mr. Stephens noted the bylaws currently call for officer elections in October. He recommended that the Authority amend the bylaws to hold elections in January. Article III, § 2 of the Bylaws was amended to change the month for elections from October to January. After a general discussion, upon motion by Eldrin Bell, seconded by Tim Gilrane, it was:

RESOLVED: That Article III, § 2 of the Bylaws be amended to change the month for elections from October to January. (Vote 7-1-1; Herman Andrews opposed; Michael Edmondson abstained).

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4. Survarna LLC Application for Bond Financing

Mr. Stephens noted that this application has been presented to the Authority in the past and has been tabled more than once at the applicant's request. After a general discussion, upon motion by Michael Edmondson, seconded by Tim Gilrane it was unanimously:

RESOLVED: To deny the application.

5. Anvil-Ellenwood Associates I LLC Application for Bond Financing

Mr. Stephens reported that this application is for the development of an income-restricted senior living project located on approximately 10 acres. The developer proposes to use low income tax credits for the equity portion of the transaction. Mr. Stephens reported that he had advised the applicant that there is a Housing Authority in the County that might be better suited for this kind of project. He also noted that the County was in the process of developing a housing plan, and he recommended the Authority wait to see what kind of housing the County's plan calls for. After a general discussion, upon motion by Michael Edmondson, seconded by Tim Gilrane it was unanimously:

RESOLVED: To deny the application.

6. Cost-Sharing Proposal for Focus Magazine Marketing Campaign

Mr. Stephens reported that this request is to share the cost of a 13-page spread on Clayton County in Focus Magazine. Last year, the Board of Commissioners paid for the campaign, but this year, they are asking the Tourism Authority and the Development Authority to share the cost. The Authority's share would be \$7,000.00. After a general discussion, Michel Edmondson moved to approve the request, seconded by Jean-Claude Bourget. The motion failed. (Vote 4-0-5; Eldrin Bell, Herman Andrews, Larry Vincent, Regina Deloach, and Sylvester Ford opposed.)

7. Contract with Buxton Group for Retail Reporting

Mr. Stephens asked the Authority to consider a one-year subscription to the retail analysis services of Buxton Group at a cost of \$30,000.00. He reported that they are the gold standard for this kind of analysis, which enables staff to analyze where Clayton County residents are spending their retail dollars (inside the county or not). After a general discussion, upon motion by Helen McSwain, seconded by Tim Gilrane, it was unanimously:

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RESOLVED: To table the matter for further information.

8. Mediation Proposal

Mr. Stephens reported that, as directed by the Authority and the Board of Commissioners at the joint meeting in November, he and COO Detrick Stanford had contacted Clayton State University to determine whether there was anyone there capable of facilitating future joint meetings of both boards. The response is a proposal for mediation services at a rate of \$125.00/hour for up to 20 hours, to be split between the parties. The mediator would meet with each Board separately, then facilitate joint meetings. After a general discussion, upon motion by Helen McSwain, seconded by Regina Deloach, it was unanimously:

RESOLVED: That the proposal to obtain mediation services at a rate of \$125.00/hour for up to 20 hours, to be split between the parties, be and hereby is approved, and the officers be and hereby are authorized to take all steps necessary to effectuate the intent of this resolution.

OTHER BUSINESS

1. Executive Session for the purpose of discussing real estate and potential litigation

Khalfani Stephens noted the need to have an executive session for purposes of discussing real estate and personnel matters. After a general discussion, upon motion by Herman Andrews, seconded by Sylvester Ford, it was unanimously:

RESOLVED: That the meeting be adjourned into executive session for purposes of discussing real estate and personnel matters.

Whereupon, the meeting adjourned into execution session at 7:28 p.m.
(Michael Edmondson departed at 8:15 p.m.)

Upon motion by Eldrin Bell, seconded by Larry Vincent, it was unanimously:

RESOLVED: That the open meeting reconvene.

Whereupon, the open meeting reconvened at 8:56 p.m.

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2. Consideration of Items, if any, Discussed in Executive Session

After a general discussion, upon motion by Larry Vincent, seconded by Regina Deloach, it was unanimously:

RESOLVED: That an annual bonus for Khalfani Stephens in the amount of \$10,000.00 and for Erica Rocker-Wills in the amount of \$6,240.00 are hereby approved.

Chairman Bell inquired as to whether there was any further business to come before the Board. There being no further business to come before the Board, upon motion by Tim Gilrane, seconded by Regina Deloach, it was unanimously:

RESOLVED: That the meeting be adjourned.

Whereupon, the meeting adjourned at 8:57 p.m.



Herman Andrews, Secretary/Treasurer

-or-

Regina Deloach, Assistant Secretary/Treasurer